Environmental Data Collection

September 17th, 2025

Services Provided for:

Service Provided:

Visual Inspection of interior of residence, crawlspace, air sample collection

Date and Time of inspection:

September 17th, 2025 / 10:00 AM

Consultant for Data Collection:

Location / Area:

Interior of Home

Dear ,

This report is in regards to the request for an in-person visual inspection and air sampling for ventilated buildings using an aggressive, non-invasive air sampling protocol conducted at the above listed site. The visual inspection and air sampling were performed in order to determine the presence, if any, quantity, and species of Filamentous Fungi (Mold) present at the time of inspection, and presumably to determine the presence or non presence of what is commonly referred to as toxic, or toxigenic, molds.

RESULTS:

Based on the result(s) of the air sample(s), the concentrations of Filamentous Fungi (Mold) present in the interior of the home sample(s) would be considered ***BELOW*** comparative geographic background levels. EPA recommendations state that an average home at any given

time of the year be allowed to have between 500 to 5000 mold spores per cubic meter of air space. This home was below or within the guidelines at the highest count being a 2627 (spores per cubic meter of air) in the kitchen area.

Please refer to the lab report performed by L & R Group for mold species and spore count.

It has been determined that the mold present is within or below EPA recommendations and industry pre-remediation average levels, and should not impact the safety, soundness, or livability of the property. However, people can have varying tolerances and different reactions to various species of molds, whether high in spore count or not. Consult a qualified physician with any concerns for mold(s) found present in the air samples.

In addition, there could be microbial growth in areas that the technician was not able to view or could not access. This inspection is an assessment of what is visible only, and no investigatory demolition was or is to be performed.

SAMPLING AND ANALYSIS:

The particular area(s) in question was an inhabited, single family dwelling. It was requested of Treasure Valley Testing to perform an in-person evaluation and collect air sample(s) using an air pump and a spore trap to collect 75 liters of air for sampling of the interior of the home for investigatory purposes and for comparative background spore quantity and species.

Per the request and upon arrival, the technician performed a visual inspection of the interior of the home and ***DID NOT*** observe any obvious signs of microbial growth.

AREA(s)TO NOTE:

Despite the age of the home, the home appeared to be in standard condition. Doors on the front of the home and the back of the home were open upon my arrival and I did not notice an HVAC unit in operation.

I was shown the areas in question; the guest bedroom, the master bathroom, and the master bedroom. I was told at a point in the past there had been water damage and some microbial growth was discovered, which the homeowner did a brief self administered remediation.

In the rooms in question, the wood flooring showed signs of potential damage but not current water or mold staining. None of the drywall I observed showed any signs of microbial growth or other staining.

When I inspected the areas of crawlspace I could access, I removed (and reset) multiple locations of insulation to expose the bottom side of the flooring substrate. I did see evidence of water staining which appeared to be older, but I did not notice any signs of microbial growth.

The crawlspace also had good polyethylene vapor barrier coverage over the dirt, which helps keep mold spores lower.

If you require additional information regarding this report or if I can be of further assistance, please feel free to contact me directly. Thank you!

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